

Eastern Gardens Cooperative, Inc.
Regular Meeting of the Board of Directors
January 23, 2008 Minutes

Members desiring to address the Board of Directors may submit a written request via the business office, president or secretary, 10 days prior to the meeting date.

The Board of Director's meeting was called to order at 7:00 p.m. by President Linda Patrick. Roll call showed the following officers, board directors, and management personnel present:

President/Board Director – Linda Patrick	Janice Hoberg, Vice President/Board Director
Ed Healy, Secretary/Board Director	Donna Ripley-Schmelz, Treasurer/Board Director
Frank Lenhart, Board Director	Merritt Miller, Alternate Board Director
Kathy Slotterback, Alternative Board Director	
Gary Haugstad, Portfolio Mgr.	Theresa Williams, Community Director

It was moved by Secretary Mr. Ed Healy, second by V.P. Ms. Janice Hoberg, and carried, to approve the meeting minutes of the special board meeting December 10, 2007, December 11, 2007 Annual General Meeting (AGM), and the special organizational board meeting December 12, 2007, as printed.

REPORT OF OFFICERS

- 1) Treasurer – Financials: Copies are made available to members at their request and can be obtained at the business office.
- 2) Secretary –
 - a) Directors Code of Ethics signed by all board members received. Copies will be made and returned to board members for their files.
 - b) Statement of Information for Eastern Gardens Cooperative, Incorporated has been renewed with the State of California.
 - c) Discrepancy with Membership Handbook. Page two of the Articles of Incorporation was accidentally left out when the handbook was put together. This page includes Article I & II and will be distributed to the general membership for their files/handbook.
- 3) Vice President – No report
- 4) President – No report

COMMITTEES REPORTS

- 5) Carpet Committee – Alternate Board Director Ms. Kathy Slotterback requested to re-establish the carpet committee and that she would chair it. The carpet committee's purpose is to obtain, for the boards review, the necessary information through research (i.e., cost, colors, styles type, services offered and apartment units that haven't been replaced in 15-20+ years). The board will then review all information collected and render its decision. **Action Taken:** Motion by Secretary Mr. Ed Healy, second by Treasurer Ms. Donna Ripley-Schmelz and carried to have Ms. Slotterback conduct her research and report back to the board.

MANAGEMENT REPORTS

- 6) Portfolio Manager – Prorata Share notices due out soon for members to claim mortgage interest and property taxes. Awaiting CAHI approval for Section 8 rent increase, once approved it will be retroactive back to January 2008.
- 7) Community Director – (See attachment)

UNFINISHED BUSINESS

- 8) Amendments/Revisions/Additions of By-Laws/Occupancy Agreement/Rules & Regulations.
 - a) Items reserved for special meetings are to be established
 - i) Officers Duties/Responsibilities
 - ii) Primary Residency/Occupancy Agreement
 - iii) Quarterly Membership Meetings
 - iv) Transfer of Membership

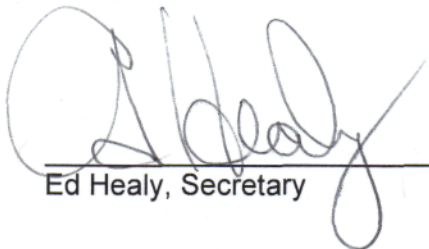
NEW BUSINESS

- 9) By majority consensus of the board, the 2008 Board of Directors will hold their meetings every 4th Wednesday of the month with the exception of November and December and will continue to use Robert's Rules of Order at all board/membership meetings. It was requested that a meeting calendar be sent out to the general membership along with minutes. No objections.
- 10) Financial/Budget Training – By consensus of the board a special closed session meeting for the board will be held on January 30, 2008 @ 6:30 pm in the clubhouse. Order of business will be for the board to review and familiarize themselves with Eastern Garden's financials.
- 11) Eastern Garden's Maintenance Technician – President Mrs. Linda Patrick stated, until such time when it becomes necessary, there will be no change in our current maintenance practice. Management will inform the board should there be a consideration for change to our current practice. This Issue is CLOSED until further notice.

MEMBERSHIP COMMENTS

- 12) General discussions and questions by the members
 - a) 4-hour visitor parking on south side of apartment complex. **ACTION TAKEN:** By consensus of the board, management will draft a letter for dissemination to the general membership as a reminder of our "Vehicle/Parking Policies" in reference to member's parking in visitor stalls and will also; address the issue of handicap parking in visitor parking stalls.
 - b) 2006 Focus group questions and answers. **ACTION TAKEN:** Though this issue was addressed in 2006/2007 (see EG Minutes 11/2006); President Mrs. Linda Patrick will review a copy of the questions/statements submitted by the focus group in 2006/2007.

There being no further business, the regular meeting of the board of directors was adjourned at 8:05 pm.



Ed Healy, Secretary

**MINUTES APPROVED AS PRESENTED BY A
MAJORITY VOTE OF THE BOARD OF DIRECTORS**

 2/27/08
SIGNATURE DATE

The meeting was held at Eastern Garden's Clubhouse, 3045 Eastern Avenue, Sacramento, CA 95821. Order of business was in accordance with Eastern Gardens By Laws, Article IV, Section 8.

Copies of the Agenda/Minutes of meetings are available at Eastern Garden's business office, 3045 Eastern Avenue, Sacramento, CA 95821